

COMMISSIONERS APPROVAL

CHILCOTT *ag*

LUND *Btl*

THOMPSON *at*

TAYLOR (Clerk & Recorder)

Date.....August 12, 2005

Members Present.....Commissioner Greg Chilcott and
Commissioner Betty Lund

Minutes: Sally Fortino

The Board met with the U.S. Forrest Service for an update on the fires in the valley.

The Board met with Airport Manager Red Caldwell regarding proposed changes to the Hangar Ground Lease.

Commissioner Chilcott proposed that Paragraph 4.1 make reference to payment from the point of execution of lease to the end of the billing cycle, then billed on July 1 for following year. Red referred to older leases that listed both year and month for length of lease.

After discussion, it was determined by those present that Paragraph 4.4 should be amended to make specific reference to the necessity for prior written approval from the County Board of Commissioners before any changes can be made. This was determined to allay chances of hangars being used in non-compliant ways. Red suggested a paragraph be added giving "power to operate to the Board of Commissioners".

Commissioner Chilcott stated legal language should be added to state the lessee agrees to comply with current written Ravalli County Airport standards, and as they are amended hereafter. A need to eliminate vagueness in the present wording is noted. According to Deputy County Attorney, James McCubbin, vagueness in contract law is construed against the writer.

Paragraph 5: Commissioner Chilcott suggested adding wording that a new lease may be negotiated. Red added the wording should include reference to the new lease being negotiated not less than six months prior to the contract's end.

Paragraph 7: after discussion, it was agreed construction must be completed within 18 months from the date of lease signing. Commissioner Chilcott added caveats should be

in place to allow for extensions where extenuating circumstances exist. Extension maybe granted by Ravalli County Board of Commissioners

Paragraph 7 should include the same statement of the draft. Other statements, as they presently appear will be eliminated.

Commissioner Chilcott also discussed the jet aircraft parking problems. Red said he had surveyed the propeller-driven aircraft presently parked in the center area, and has contacted three of the nine owners regarding moving their aircraft, so North Star can use the area during fire fighting. He said he has the authority to move the aircraft if he is unable to contact the remaining pilots. The perimeter of the ramp area has nine useable non-intrusive tie-down spaces. Four of the spaces are occupied by North Star's fuel trucks. There are two tie-down spaces between North Star and the next hangar.

After examination of a map of the airport, Commissioner Chilcott said that they should execute a contract for parking 'that equally distributes the burden, to reduce the impact on businesses located at the airport'. Red said he had stipulated the single engine air tanker (SEAT) base for the Forest Service.

Commissioner Chilcott noted that he is uncomfortable using temporary tie-downs on county space. He suggested someone be hired to install the standard screw anchors in the holes drilled into the asphalt. Red said the alternative is to use that space for planes that are large enough not to require tie-downs. Commissioner Chilcott noted to do so would place large, expensive equipment where it could not be properly guarded.

Red commented the most important mission of the airport is fire suppression. There must be maximum utilization to that priority.

The Commissioners agreed it was inconsistent with the county's mandate to implement an activity that would have an unnecessary, unequal, negative affect on private businesses located on the Airport.

Red noted the jet planes are towed to and from the runways to avoid harmful impact of any area.

Red and the Commissioners agreed they need to continue 'brainstorming' for locations so the larger planes can be parked without affecting businesses, and provide adequate fire suppression services.